

NOTICE OF EXEMPTION

To: _____
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From:
City of Garden Grove
P. O. Box 3070
11222 Acacia Parkway
Garden Grove, CA 92842



X
Orange County Clerk
Recorder Department
Hall of Finance and Records
12 Civic Center Plaza, Room 106
Santa Ana, CA 92701

Project Title: Lot Line Adjustment No. LLA-032-2024

Project Location - Specific: West of Magnolia St, south of Bestle Ave., and north of Trask Ave., at 13402 Lucille St.

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into one (1) parcel to facilitate the construction of an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: Garden Grove Zoning Administrator

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Serge Melikyan

Address: 13402 Lucille Stl, Garden Grove, CA 92784

Phone: (714) 343-2073 Email: caremporium@sbcglobal.net

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: Section 15305 – Minor Alterations in Land Use Limitations**
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 5, Minor Alterations in Land Use Limitations (CEQA Guidelines §15305). Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This includes minor lot line adjustments, which do not result in the creation of a new parcel.

The proposed Lot Line Adjustment No. LLA-032-2024 will eliminate an existing lot-line for the purpose of consolidating two (2) parcels, which are under the same address, into one (1) parcel to facilitate the construction of an ADU development. The approval of this request will not result in the creation of a new parcel. Thus, it is exempt from CEQA.

Lead Agency

Contact Person: Adrian Andujo Area Code/Telephone/Extension: (714) 741-5312

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? yes no

Signature: *M. Paine* Date: 10/10/24 Title: Planning Manager

____ Signed by Lead Agency Date received for filing at OPR:

____ Signed by Applicant